

Development that Differentiates – Poland

CONSOLIDATING LOGISTICS OPERATIONS NEAR WARSAW



Customer: Easytruck, a branch of Antalis Group

Antalis is Europe's largest distributor of B2B communication support materials; Easytruck, a brand of logistic activities of Antalis Poland, also provides third-party logistic services to other companies outside the Group

Park Name:	Prologis Park Błonie II
Location:	Błonie, Poland (near Warsaw)
Building Type:	Industrial space—build-to-suit
Size:	51,500 square meters (554,000 square feet), expandable by 20,000 square meters (215,278 square feet)

Customer Needs

- Consolidate logistics operations from three central warehouse locations into one
- Strategic location for primary warehouse and distribution hub
- State-of-the-art facility to expedite operations

Key Features

- 60 dock doors and three drive-in doors
- 10 meters (33 feet) clear height
- Prologis' standard floor loading of 5 tons per square meter (5 tons per 3.2 square feet) also provides a capacity of 6 tons per rack leg, important for heavy paper storage
- Special low temperature for optimal paper storage
- A Combined Heat and Power (CHP) process provides electricity based on natural gas and generates warmth to heat the facility

The Solution

Before this facility was built, Antalis was running its Easytruck central warehouse operations in three buildings—two in Błonie, 25 kilometers (16 miles) west of downtown Warsaw, and one in Bronisze, closer to the city. These operations are a major part of a distribution network in Poland that also includes 11 small local warehousing platforms.

Due to business expansion, Antalis needed more space and decided to consolidate its central warehouse operations into one building. Prologis offered a sufficient solution with a build-to-suit facility in its new Prologis Park Błonie II. The facility is located just 500 meters (one-third mile) north of Poland's National Road 2, part of European route E30, which connects Berlin with eastern Poland. Through nearby ring roads, it also offers excellent connections to the north (Gdansk) and the south (Katowice).

Antalis, which already had a significant amount of space under lease with Prologis at facilities in the Netherlands and in Poland, accepted Prologis' proposal. Prologis worked with Antalis/Easytruck to specify the location and number of docks, drive-in doors and gates; to construct a canopy for storage of external pallets; to create office units and special-purpose technical rooms; and to provide ample parking.

"The warehouse agreement signed with Prologis made it possible for Easytruck to consolidate all its logistic operations, run from three locations, into one," says Robert Mitura, Antalis Logistics Director. "It gives us significantly improved operational efficiency, and at the same time provides our customers with a superior quality of service. We are happy to have partnered in this enterprise with Prologis, both because of its financial stability and the quality of its product."